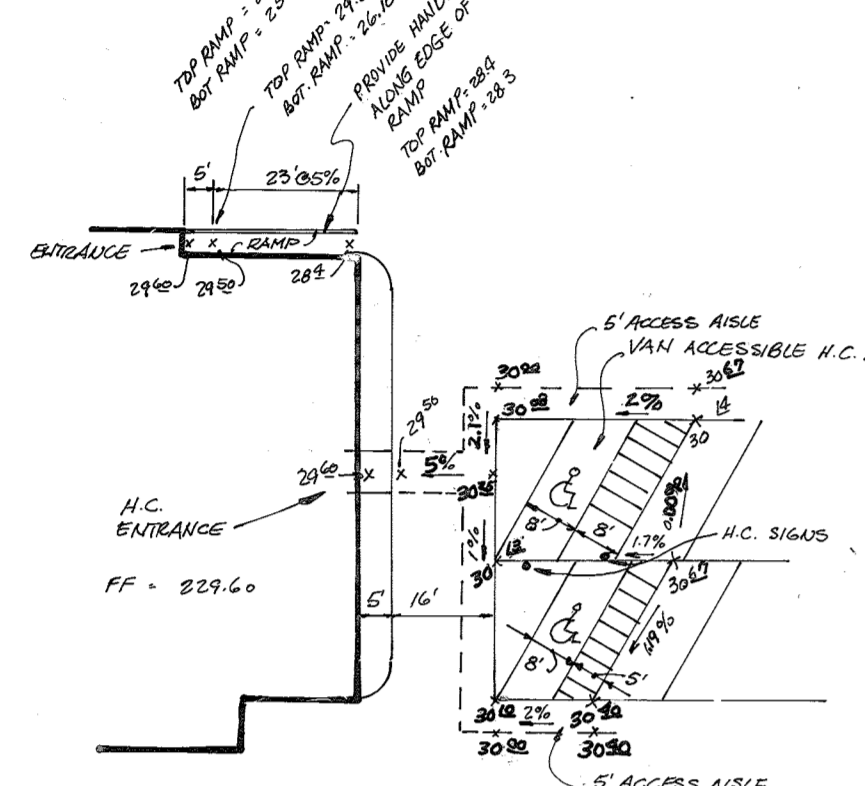


ELEVATION - SIDE
(Not To Scale)



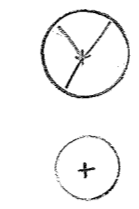
HANDICAPPED ACCESS DETAIL
SCALE: 1" = 30'

EXISTING UTILITY CONNECTIONS NOTE:
EX. FIRE HOUSE IS SERVED BY A 4" WHC AND A 6" SHC AND A 3/4" GAS LINE. EXACT LOCATIONS SHOULD BE TEST PITTED PRIOR TO CONSTRUCTION.

LEGEND
--- EX. 2' CONTOUR
--- EX. 10' CONTOUR
--- PROP. 2' CONTOUR
--- PROP. 10' CONTOUR
○ SINGLE FIXTURE LIGHT ON 25' POLE
□ DOUBLE FIXTURE LIGHT ON 25' POLE

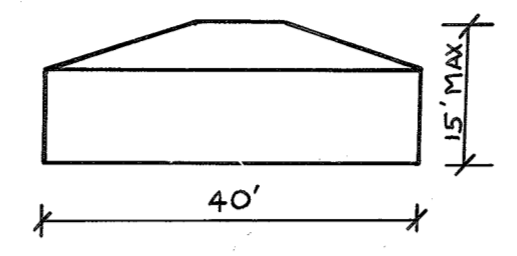
Landscape Schedule

Quant.	Common Name	Bot. Name	Size
5	KWANZAN CHERRY	PRUNUS SEROTINA 'KWANZAN'	6'-8" HT.
26	Pinus Strobus	White Pine	4'-8" HT.

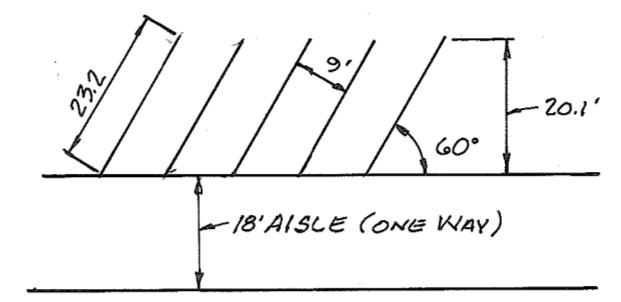


UNDERGROUND TANKS

TANK - 4' DIAMETER x 10'-9" LONG UNDERGROUND 1000 GAL. DIESEL FUEL TANK
TANKS TO MEET AND BE INSTALLED (VENTING, COVER, SPRACING, PIPING, ETC.) PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD CODE 30



GARAGE ELEVATION
NOT TO SCALE



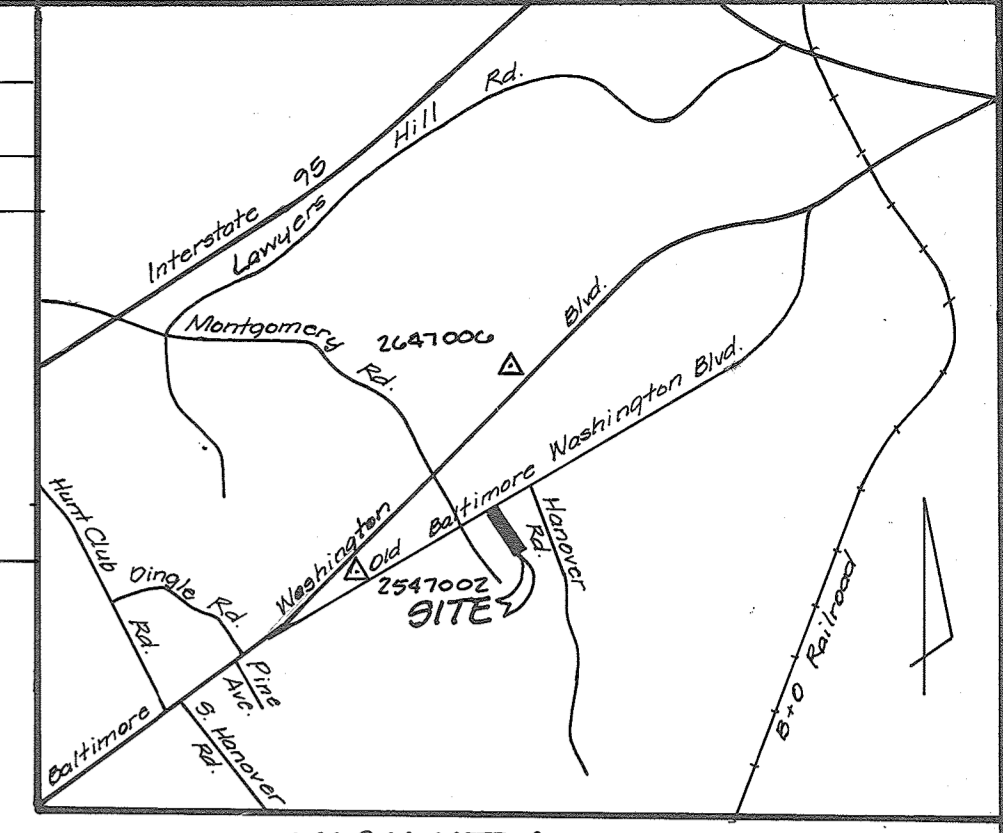
60° PARKING DETAIL

SHEET INDEX

SHEET NO.	TITLE
1	SITE DEVELOPMENT PLAN
2	DRAINAGE AREA AND SOILS MAP
3	GRADING AND SEDIMENT CONTROL PLAN
4	STORM DRAIN PROFILES AND SWM DETAILS
5	SEDIMENT CONTROL AND SITE DETAILS
6	REVISED SITE DEVELOPMENT PLAN

LEGEND

P-1 PAVING	[Symbol]
P-2 PAVING	[Symbol]

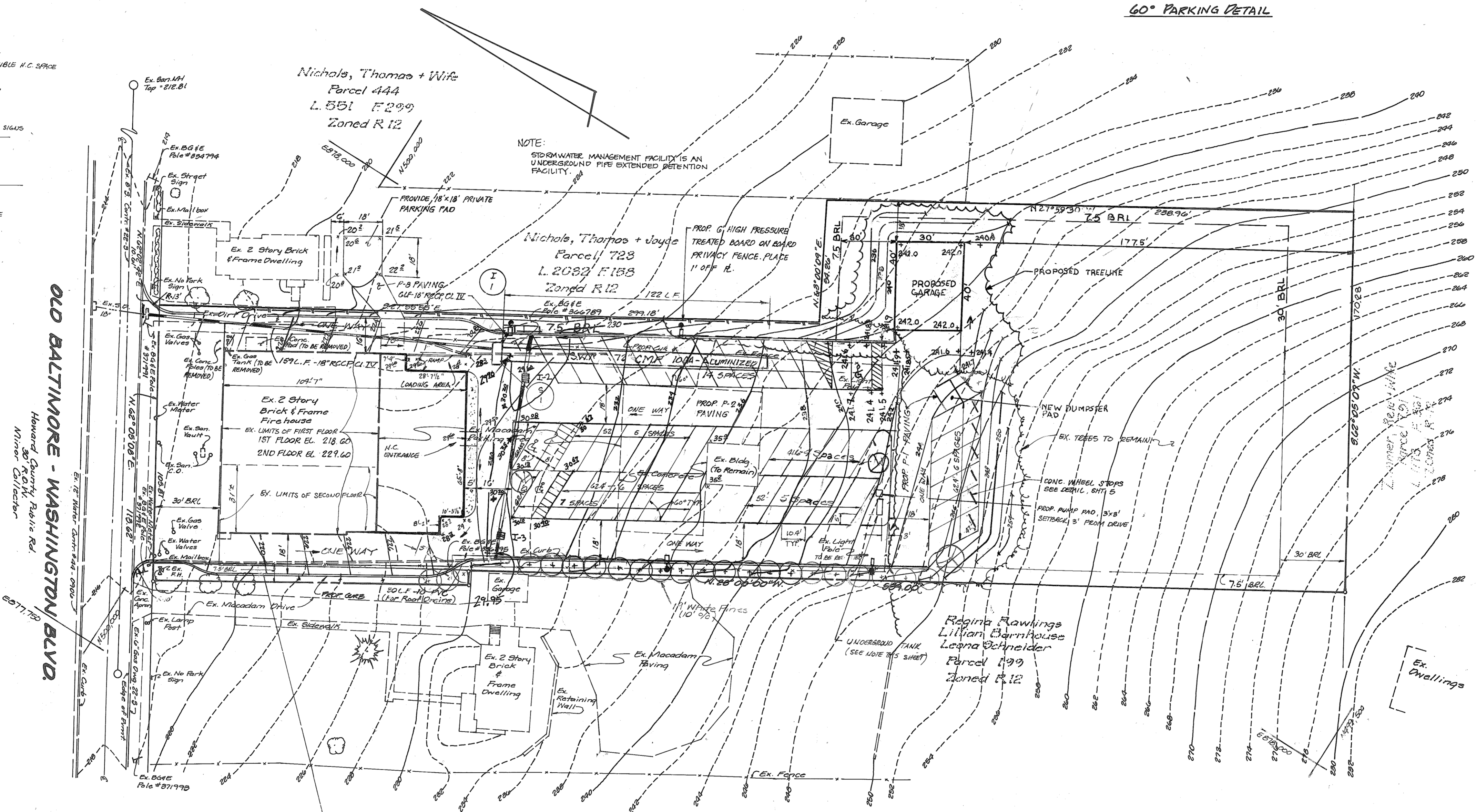


VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works Construction Inspection Division at (410) 513-1850 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- Project Background:
Location: Elkridge, Tax Map 38, Parcel 200 L184/P.315, L2461/P.0365
Zoning: R-12
Section/Area: N/A
Site Area: 1.175 Ac. (1.32 AC PEG SIMPLE AND 0.45 AC EASEMENT AGREEMENT)
Date Final Plan Approved, Name and DPZ Reference #:
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- All plan dimensions are o to be to the face of curb unless otherwise noted.
- Topography shown is based on a field run survey prepared by Shanberger & Lane, dated December, 1989 and tied to Howard County control stations No. 2547002 and No. 2647006.
- Horizontal and vertical datums based on above survey.
- Water and sewer is public.
Water contract No. 44-0906
Sewer contract No. 22-S
- There is no floodplain on site.
- Stormwater management is to be an underground pipe storage facility providing extended detention.
- There are no wetlands on site.
- A traffic study dated January 15, 1993, was prepared by The Traffic Group.
- Stormwater management facility will be privately owned and maintained per applicable practices.
- Existing utilities were located County contract drawings and survey referenced above.
- All exterior lighting shall be directed/reflected away from all adjacent public roads and residential zoned districts.

SITE TABULATIONS: SEE SHEET 6 FOR NEW SITE TABULATIONS.



OLD BALTIMORE - WASHINGTON BLVD.
Howard County Public Rd.
Minor Collector

FEE SIMPLE ACQUISITION BY ELKRIDGE VOL FIRE CO (L 2461/P 0345)
AREA OF ACQUISITION = 0.02 AC

SEE SHEET 6 FOR EXISTING AND MOST RECENT SITE CONDITIONS

* AND FOR LANDSCAPING REQUIREMENTS & SURETY FOR REVISIONS MADE 3.11.2019

- MAXIMUM HEIGHT OF PROPOSED GARAGE IS 15 FEET.
- NEW IMPERVIOUS AREA PER AUGUST 1997 REVISION IS 2350 SQ. FT. THIS AREA IS UNMANAGED.

OWNER/DEVELOPER
GRACE CHINESE CHRISTIAN CHURCH
C/O HONG QAO
417 DONORS DRIVE
ELLCOTT CITY, MD 21043
ANDREGADTH@YAHOO.COM

ADDITION TO THE ELKRIDGE VOLUNTEER FIRE STATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 11-2-93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Gina Jammann 11/5/97
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE
[Signature] 11/6/93
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 10/26/03
DIRECTOR DATE
CHIEF BUREAU OF ENGINEERING DATE

DATE	REVISION	BY
3-11-2019	REVISE OWNER/DEVELOPER PROJECT NAME & SITE TABULATION	[Signature]
8-8-97	ADD GARAGE & ASSOCIATED GRADING	RCJ
10-31-94	REVISED GRADING AND ADDED INLETS I-2 & I-3	SDP

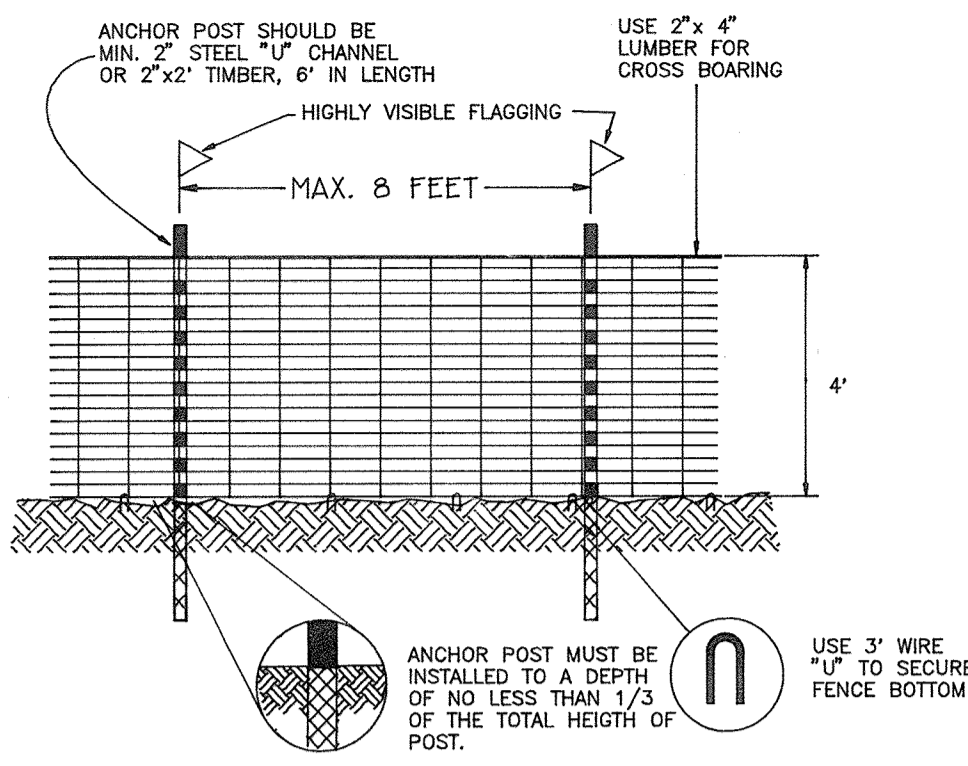
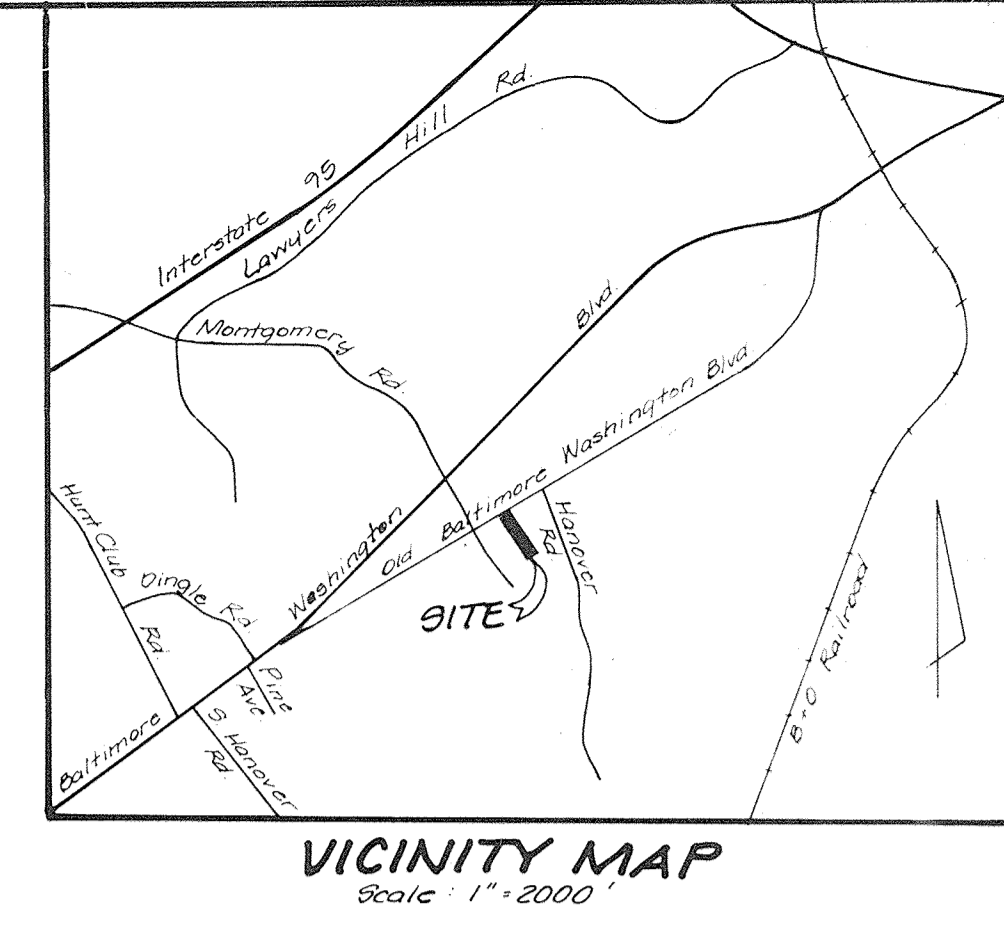
ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
200	6275 OLD WASH. BLVD.

SUBDIVISION NAME: ELKRIDGE VOLUNTEER FIRE COMPANY	SECTION/AREA: -	PARCEL No.: 200
PLAT No. OR L/F: 184/3/3 + 2461/345	BLOCK No.: 8	ZONE: R-12
TAX/ZONE MAP: 38	ELECT. DIST.:	CENSUS TRACT: 1 st. G.012
WATER CODE: 0-00	SEWER CODE: 2024500	

TITLE: SITE DEVELOPMENT PLAN	PROJECT: GRACE CHINESE CHRISTIAN CHURCH
LOCATION: 37 ELECTION DISTRICT HOWARD CO. MD.	
SCALE: 1" = 30'	DESIGNED BY: VNB
DRAWN BY: LNL	CHECKED BY: LNL
DATE: JULY, 1993	
FIELD BOOK:	PAGE NO.:
JOB NO.:	92124
DRAWING NO.:	1 OF 6

Boender Associates
INCORPORATED
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLCOTT CITY, MD. 21043
(301) 465-7777 FAX: (301) 465-7966

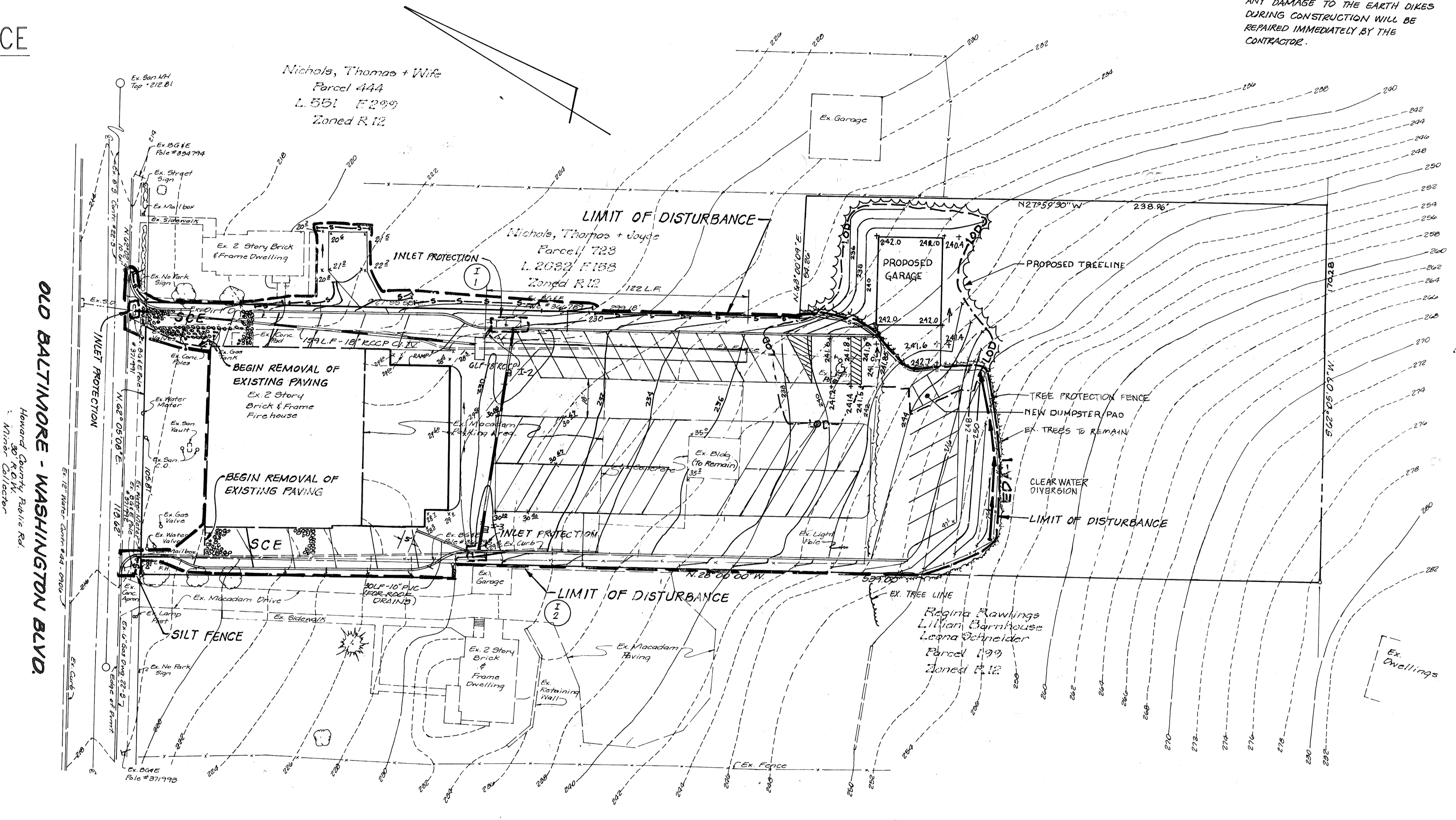


- NOTES:**
- FOREST PROTECTION DEVICE ONLY
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKE AND FLAGGED PRIOR TO INSTALLING DEVICE
 - ROOT DAMAGE SHOULD BE AVOIDED
 - PROTECTIVE SIGNAGE MAY ALSO BE USED
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE

NOT TO SCALE

NOTE:
ANY DAMAGE TO THE EARTH DIKES DURING CONSTRUCTION WILL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.



Zimmer, Reid + Wife
Parcel 791
L. 1178 F. 0901
Zoned R. 12

CONSTRUCTION SEQUENCE

- Obtain grading permit.
- Install tree protection fence.
- Install SCE (remove ex. paving only as necessary for installation of SCE) silt fence, sediment trap and earth dikes.
- Rough grade site above earth dike. Construct retaining wall on South side of site. Immediately stabilize area earth dike with bare course up to trap.
- Remove ex. paving as necessary for installation of storm drain systems and stormwater management system. Block inlets I-1 & I-2. Adjust trap to discharge into I-3. Install parking pad on Nichols property.
- Begin removal of remainder of paving, grading only as necessary and immediately placing stone subgrade. Begin construction of addition.
- With approval of sediment inspector and after upland area is trap and remove trap and earth dike. Stabilize area of trap by grading ground to subgrade and install stone subgrade.
- Install curb, pave parking lot.
- Final grade as needed. Stabilize in accordance with permanent seeding notes.
- With permission of sediment inspector, remove remaining sediment control measures, stabilizing any disturbed areas in accordance with permanent seeding notes.

TOTAL LIMIT OF NEW DISTURBANCE
APPROX. 6450 SQ. FT.
LIMIT OF UNCONTROLLED NEW DISTURBANCE
APPROX. 4930 SQ. FT.

LEGEND

- LOD — DENOTES LIMIT OF NEW DISTURBANCE
- ~ PROPOSED TREELINE

OWNER/DEVELOPER
GRACE CHINESE CHRISTIAN CHURCH
C/O HONG GAC
4417 BORDADO DRIVE
ELLICOTT CITY, MD 21114
HONGGAC@GMAIL.COM

ADDITION TO THE ELKRIDGE VOLUNTEER FIRE STATION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

James S. Hill 11-2-93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jim Summery 11/5/93
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

Joseph Smith 11/17/93
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James P. Hill 10/27/93
DIRECTOR DATE

Robert J. Hill 10/26/93
CHIEF BUREAU OF ENGINEERING DATE

Reviewed for Howard Soil Conservation District and meets technical requirements.

J. M. Marshall 10/21/93
U.S. SOIL CONSERVATION SERVICE DATE

This development is approved soil and sediment control by the Howard Soil Conservation District.

John P. Robertson 10/21/93
SOIL CONSERVATION DISTRICT DATE

DEVELOPERS CERTIFICATE

I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certification of attendance at a Maryland Department of Environment approved training program for the periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Nicholas Cellini V.P. 1/19/93
Developer Date

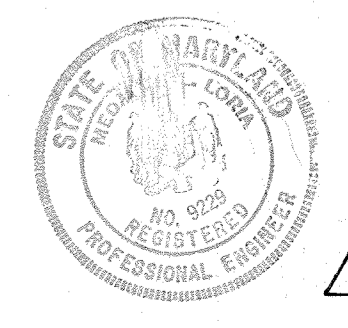
ENGINEER CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

M. Hill 1/20/93
Engineer Date

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

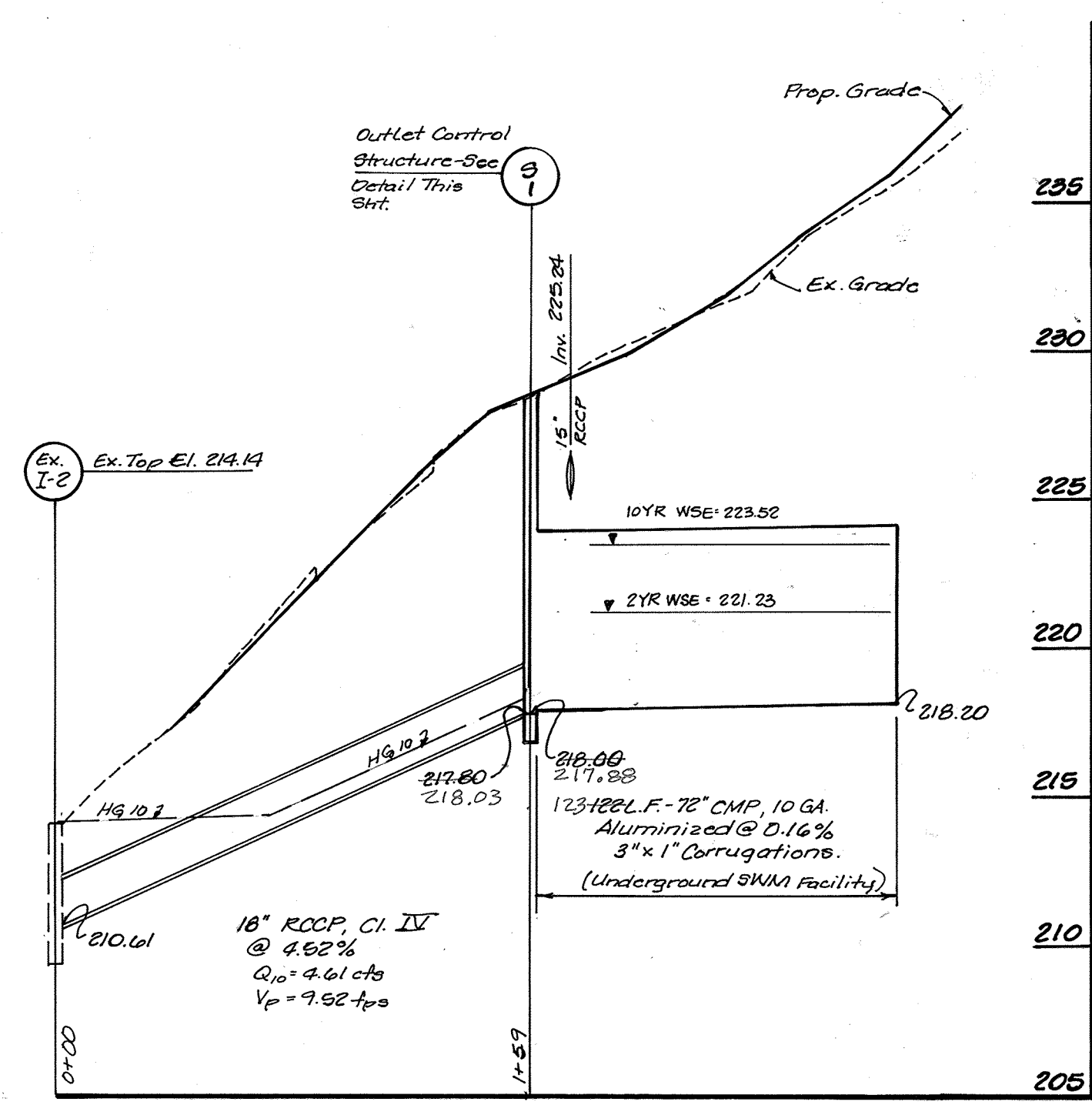
M. Hill 1/20/93
Professional Engineer



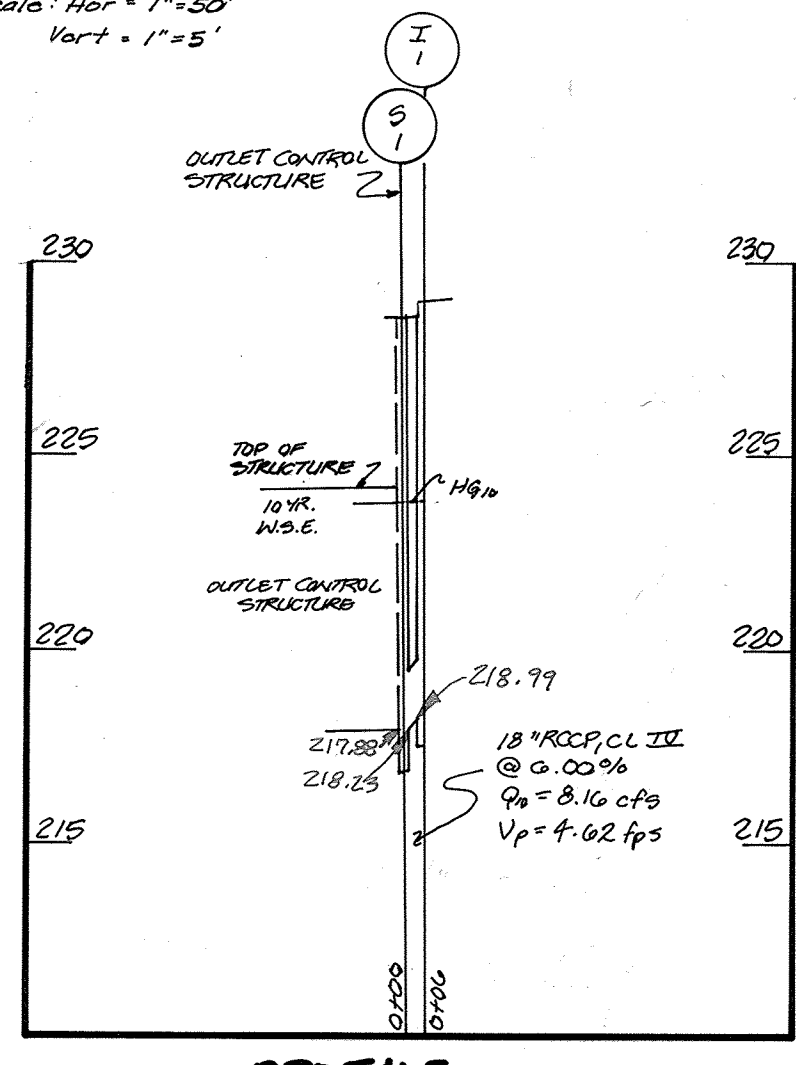
DATE	REVISION	BY
3.11.2019	CHANGE OWNER/DEVELOPER AND PROJECT NAME	JCV
8-8-97	ADD GARAGE AND ASSOCIATED GRADING	RCJ
10-31-99	REVISED GRADING AND ADDED INLETS I-2, I-3	SD

TITLE GRADING AND SEDIMENT CONTROL PLAN			
PROJECT GRACE CHINESE CHRISTIAN CHURCH			
LOCATION: 1ST ELECTION DISTRICT HOWARD CO. MD			
SCALE: 1" = 30'	DESIGNED BY: JCV	DRAWN BY: LUG	CHECKED BY: MLC
FIELD BOOK:	PAGE NO.:	JOB NO.: 72124	DATE:
			DRAWING NO.: 3 of 6

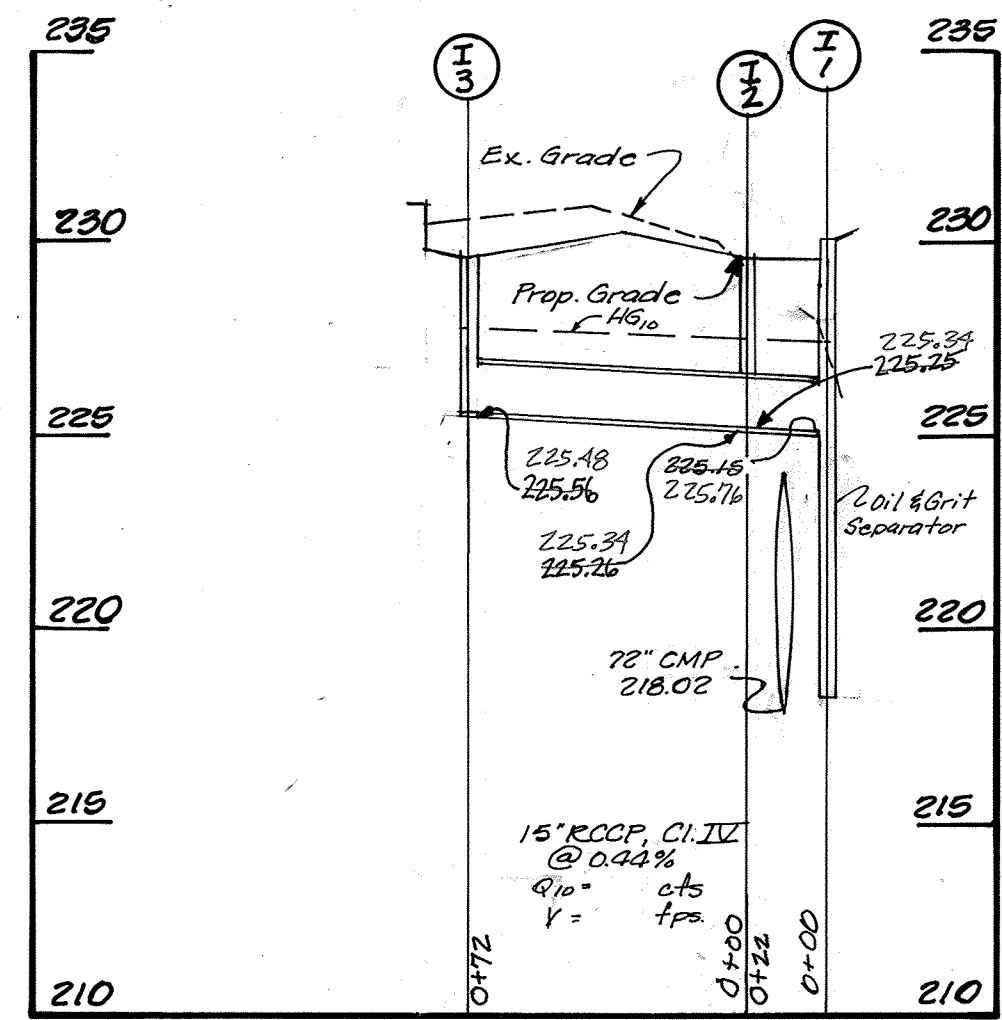
Boender Associates
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLICOTT CITY, MD. 21143
(301) 465-7777 FAX: (301) 465-7966



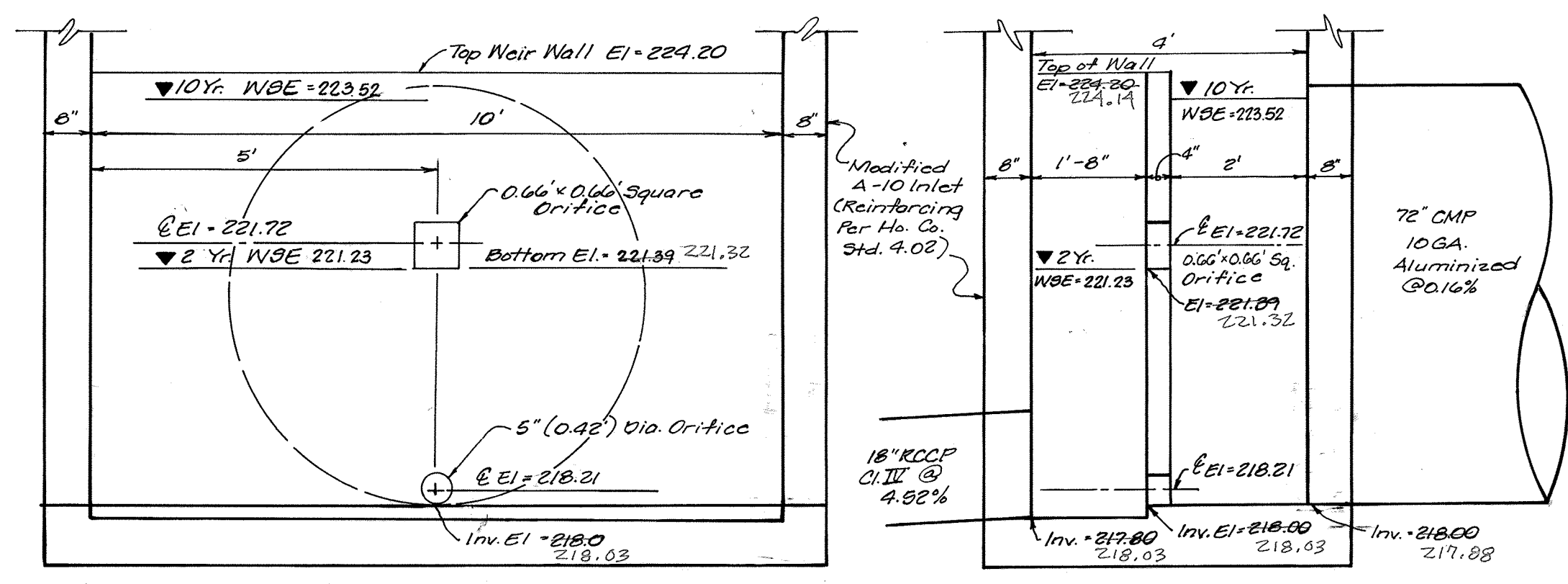
PROFILE
Scale: Hor. 1"=50'
Vert. 1"=5'



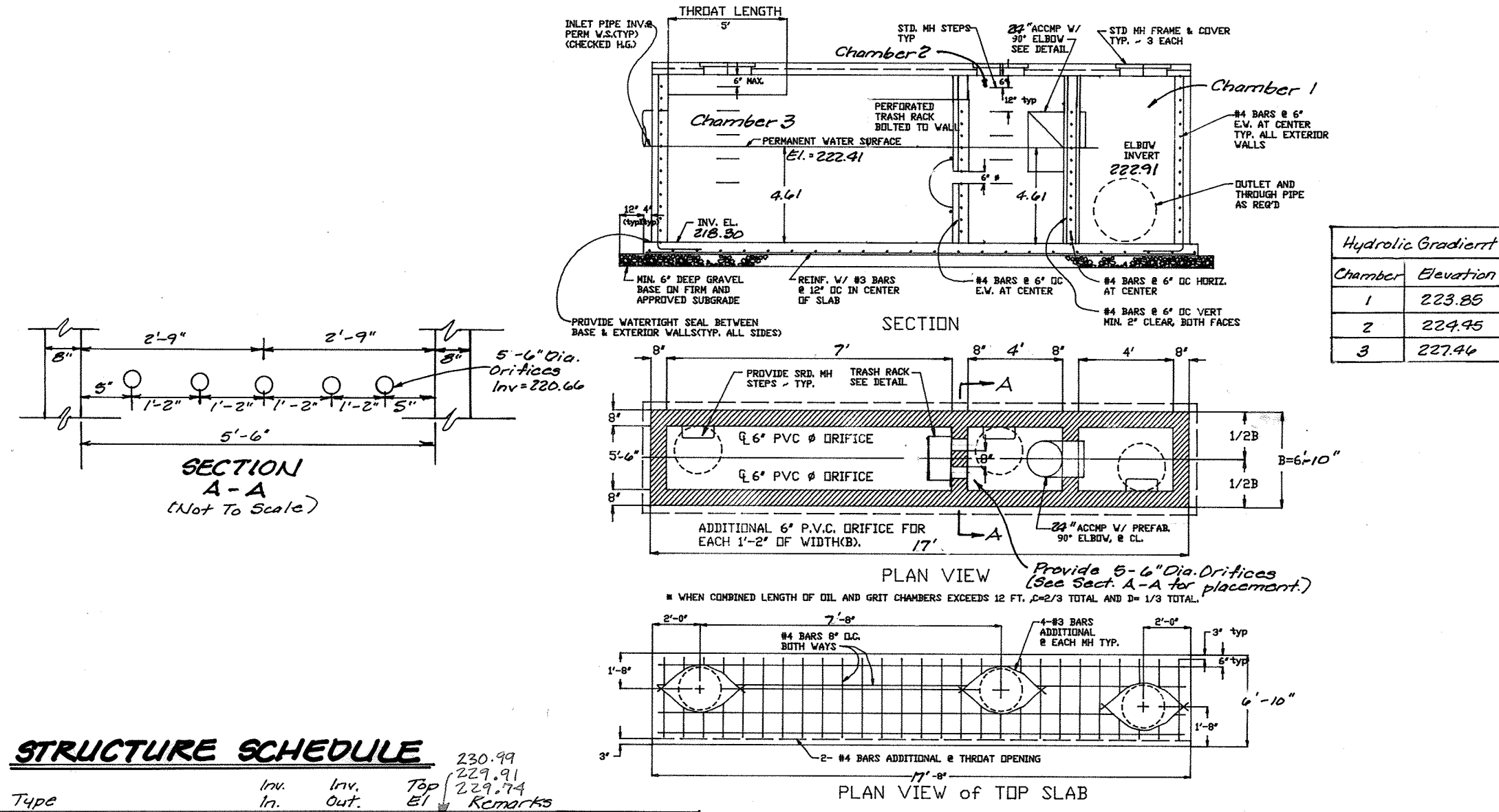
PROFILE
Scale: Hor. 1"=50'
Vert. 1"=5'



PROFILE
Scale: Hor. 1"=50'
Vert. 1"=5'



SECTION A-A
SECTION B-B
OUTLET CONTROL STRUCTURE S-1
Scale: Hor. 1"=2'
Vert. 1"=2'



Chamber	Elevation
1	223.85
2	224.95
3	227.46

STRUCTURE SCHEDULE

Struct.	Type	Inv. In.	Inv. Out.	Top	Notes
I-1	0.6' Grit Separator w/ 6' Curb Opening	224.85	218.36	224.85	Ho. Co. Std. SD 4.42
I-2	SINGLE WR INLET	225.26	225.34	229.60	Ho. Co. Std. SD 4.37
I-3	SINGLE WR INLET	225.48	N/A	225.48	Ho. Co. Std. SD 4.37
S-1	Mod. A-10 Inlet	218.00	217.88	229.00	No throat opening, reinforcing per Ho. Co. Std. 4.02 See detail this sheet

OWNER/DEVELOPER
GRACE CHINESE CHRISTIAN CHURCH
C/O HONG GAO
417 DORADO DRIVE
ELLCOTT CITY, MD 21045
ANDREGGIO@YAHOO.COM

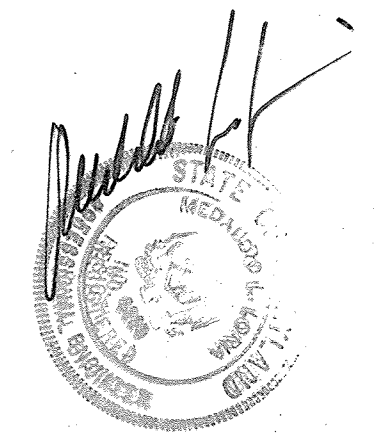
**ADDITION TO THE ELKRIDGE
VOLUNTEER FIRE STATION**

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Jay L. Oxley 11-2-93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Gina Stumm 11/5/93
CHIEF, DIVISION OF PLANNING AND ZONING DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Jay L. Oxley 10/27/93
DIRECTOR DATE

Paul J. Brown 10/26/93
CHIEF BUREAU OF ENGINEERING DATE



DATE	REVISION	BY
3-11-2019	CHANGE THE OWNER/DEVELOPER AND THE PROJECT NAME	JCB
3-20-95	AS-BUILT ELEVATIONS ADDED & DESIGN ELEV. CROSSED OUT	SD
10-31-94	ADDED INLETS I-2 & I-3	SD

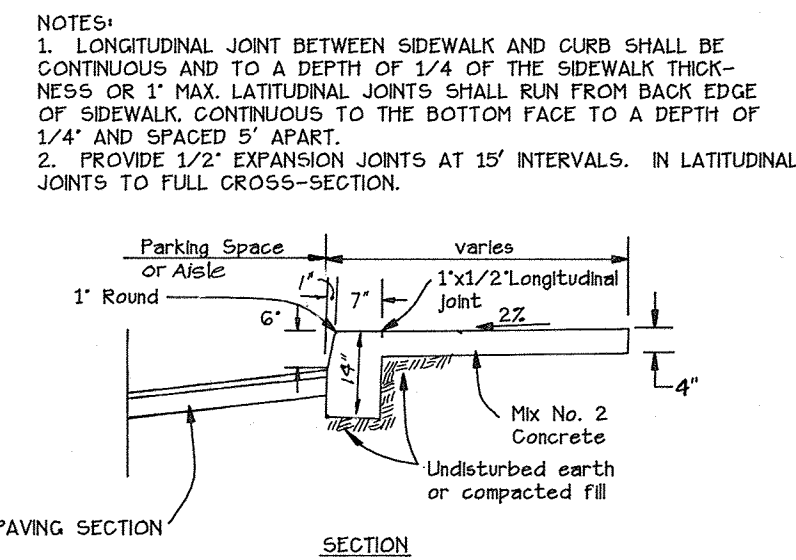
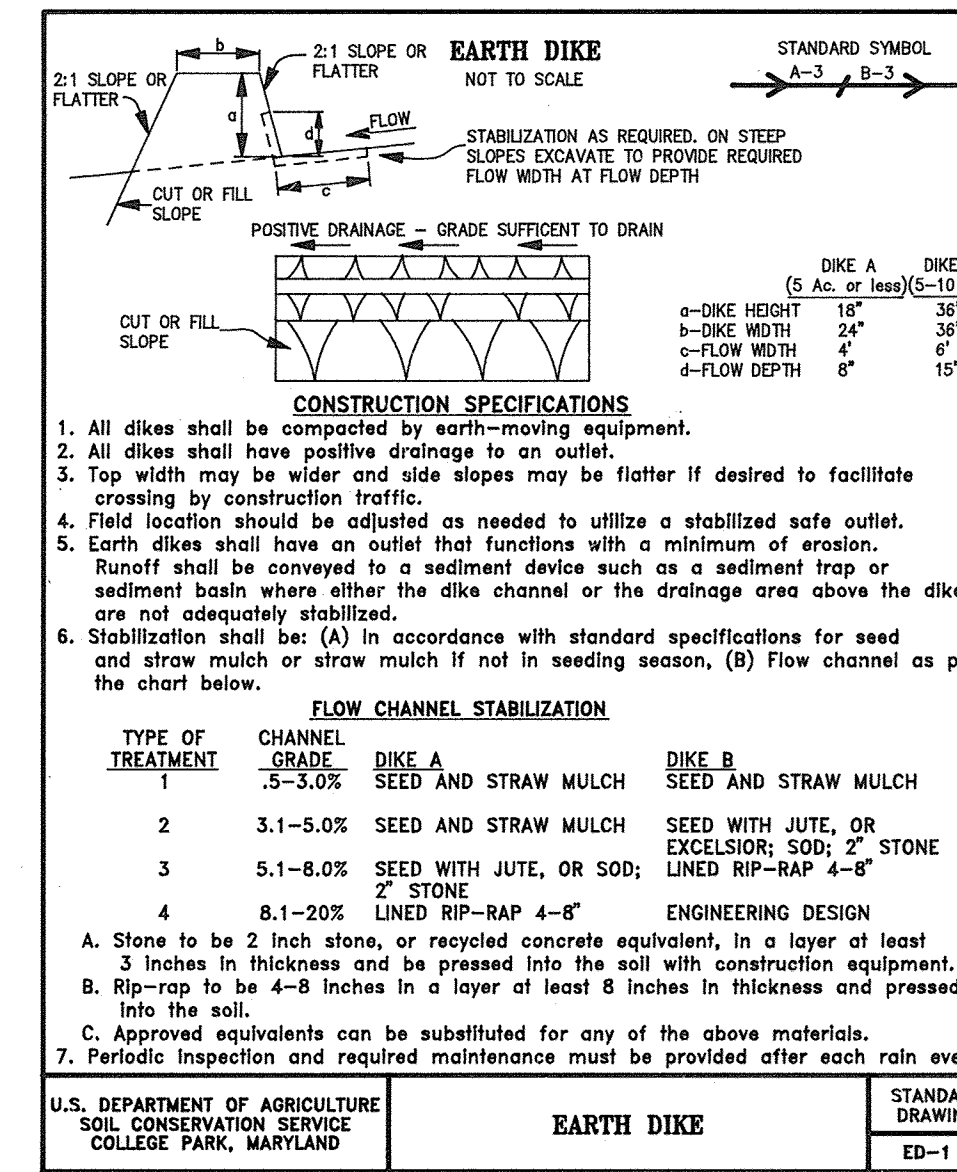
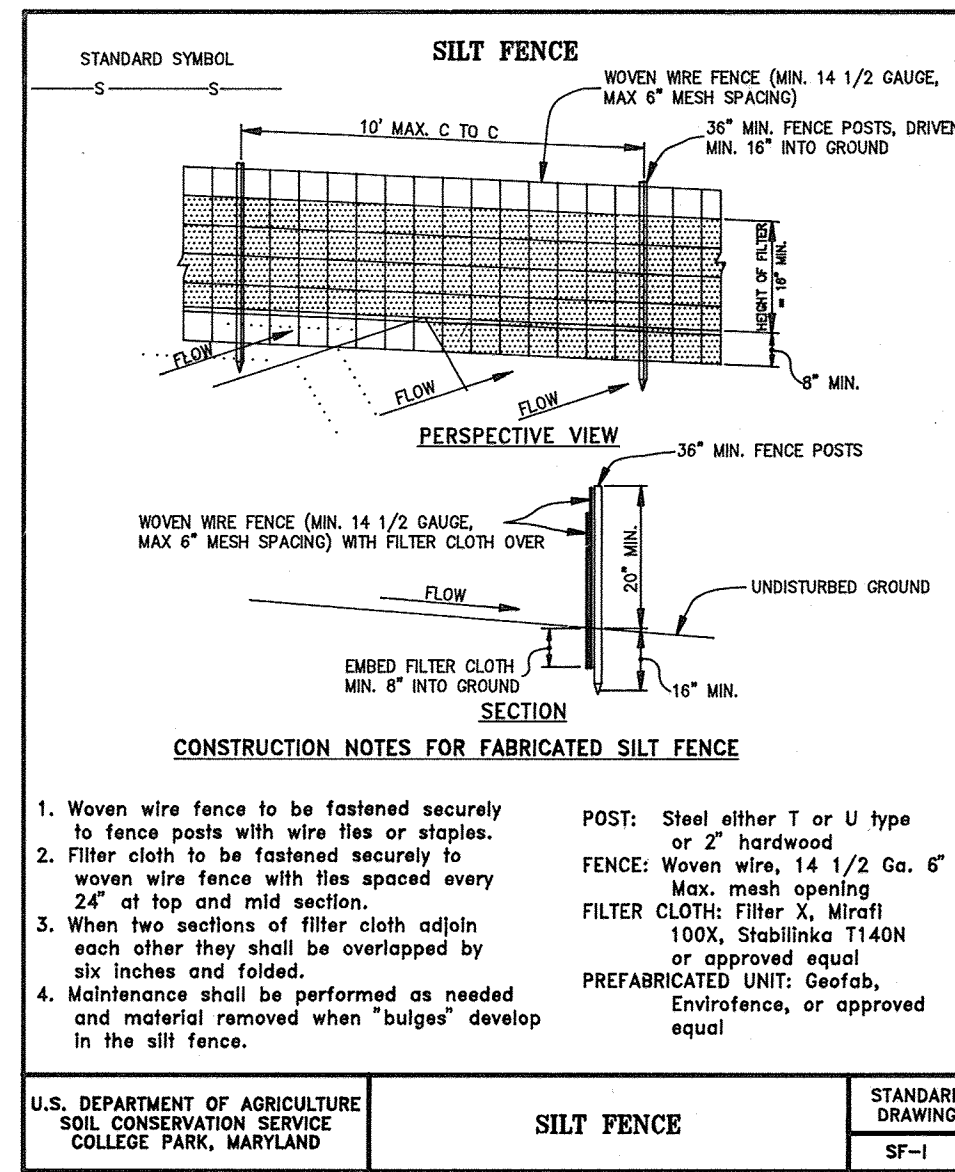
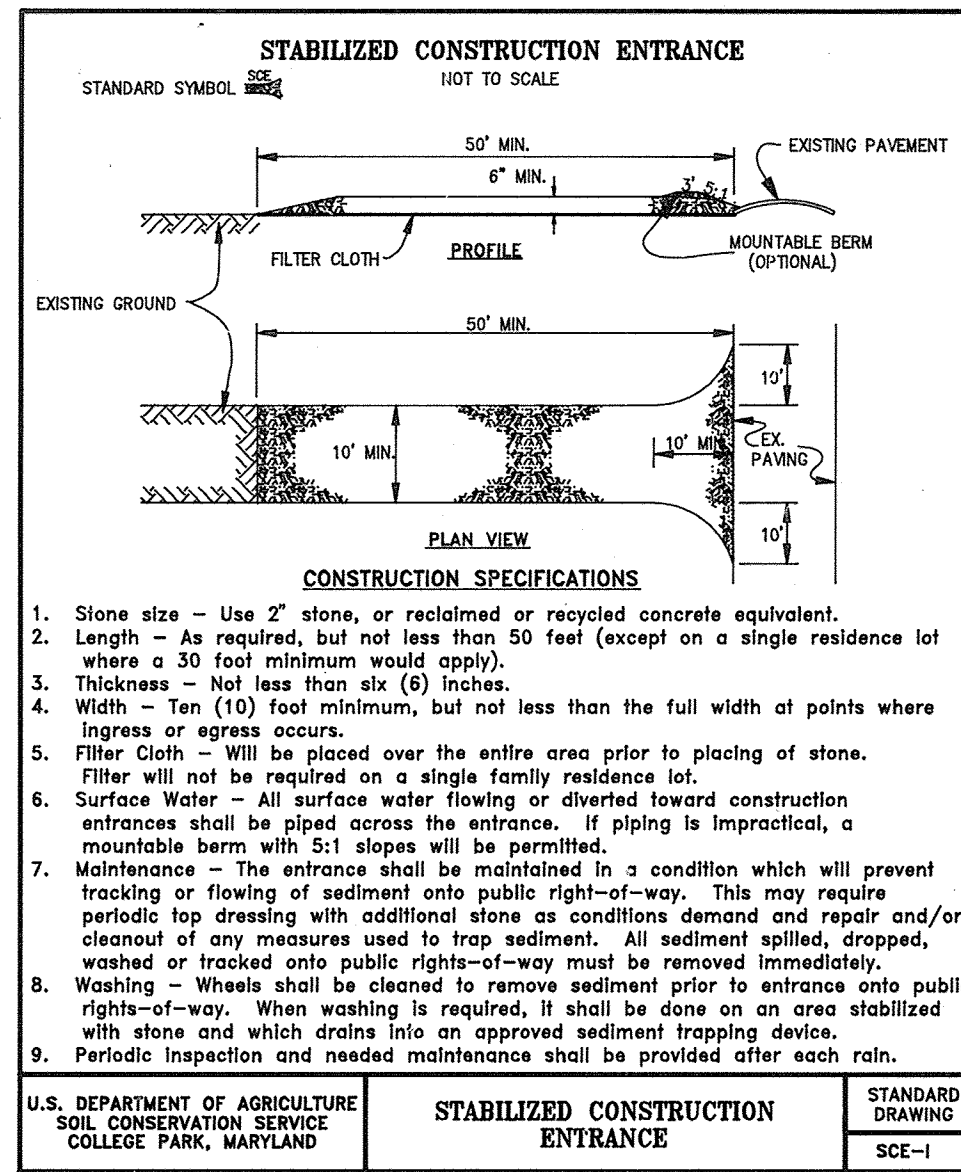
TITLE:	STORM DRAIN PROFILES
PROJECT:	GRACE CHINESE CHRISTIAN CHURCH
LOCATION:	I ST. ELECTION DISTRICT HOWARD CO., MD.
SCALE:	AS SHOWN
DESIGNED BY:	J.J.B.
DRAWN BY:	L.J.G.
CHECKED BY:	M.M.L.
DATE:	JULY, 1993
FIELD BOOK:	N/A
PAGE No.:	N/A
JOB No.:	92124
DRAWING No.:	4 OF 6

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3230 BETHANY LANE
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SEDIMENT CONTROL GENERAL NOTES

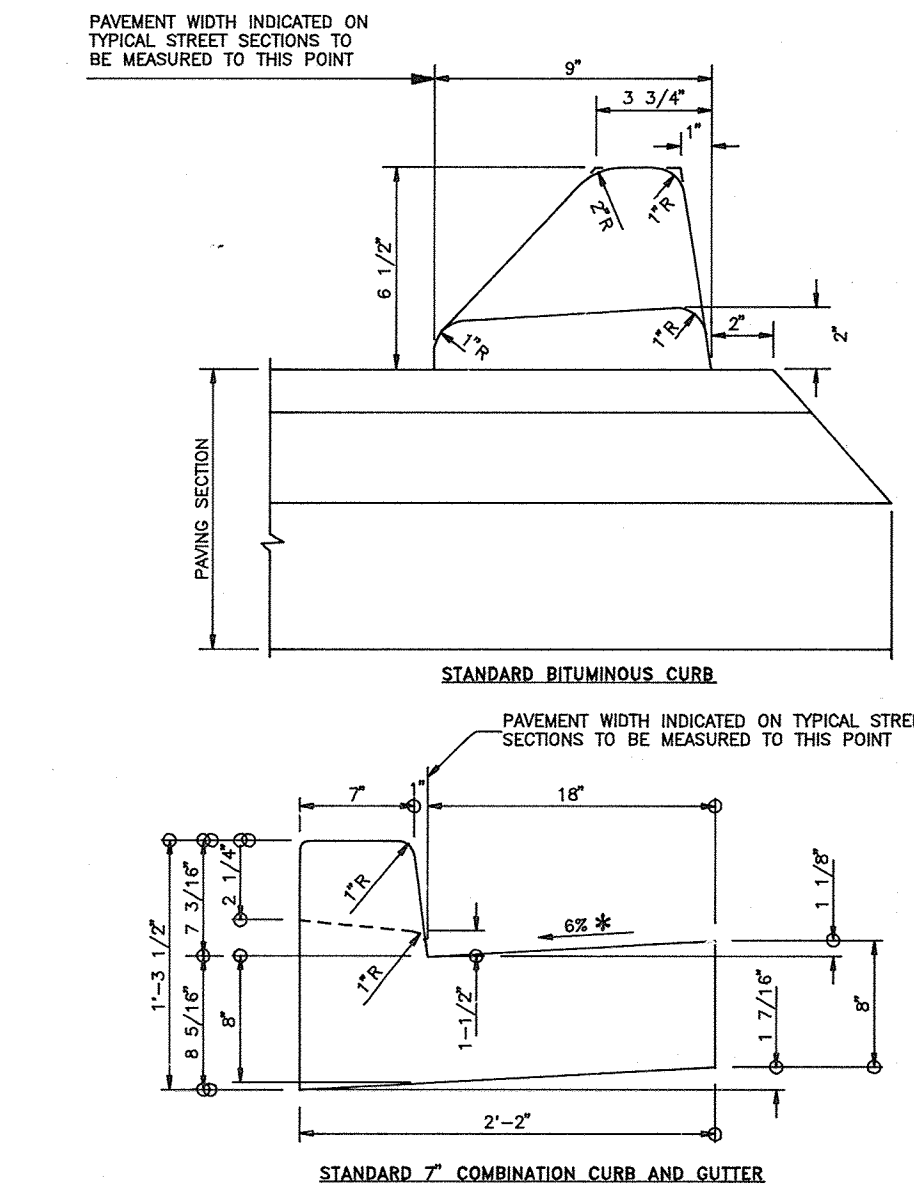
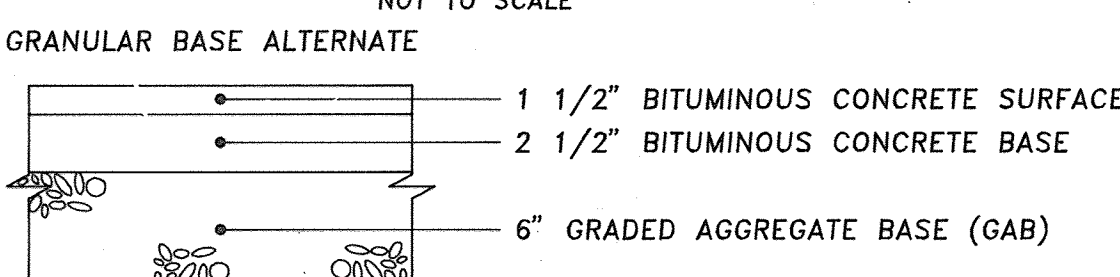
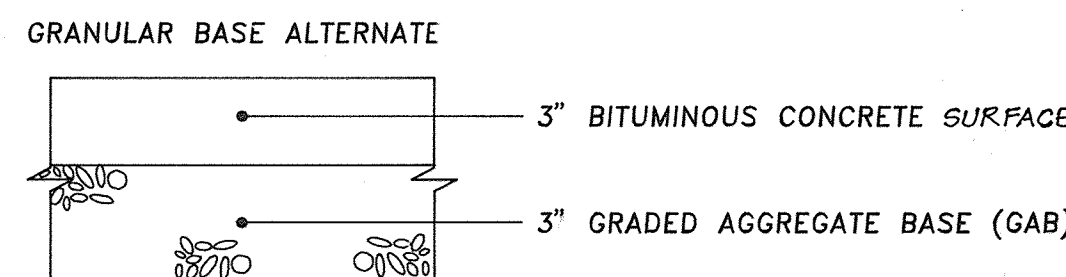
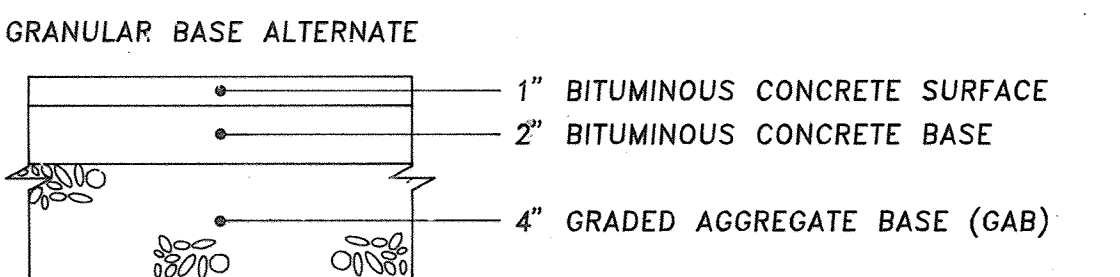
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total area of site	1.75	Acres
Area disturbed	0.87	Acres
Area to be roofed or paved	0.67	Acres
Area to be vegetatively stabilized	0.22	Acres
Total Cut		Cu. Yds.
Total fill		Cu. Yds.
Offsite waste/borrow area location		
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.



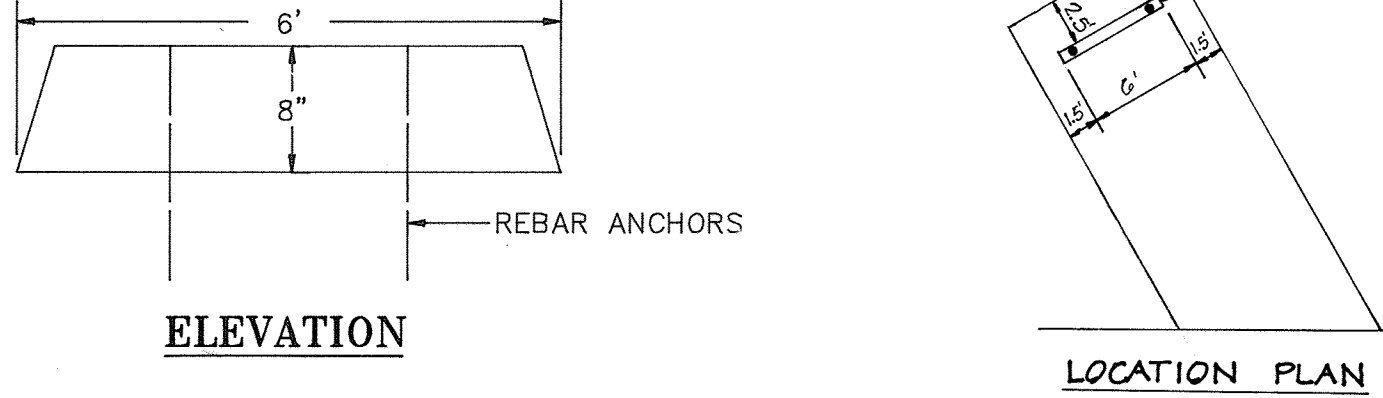
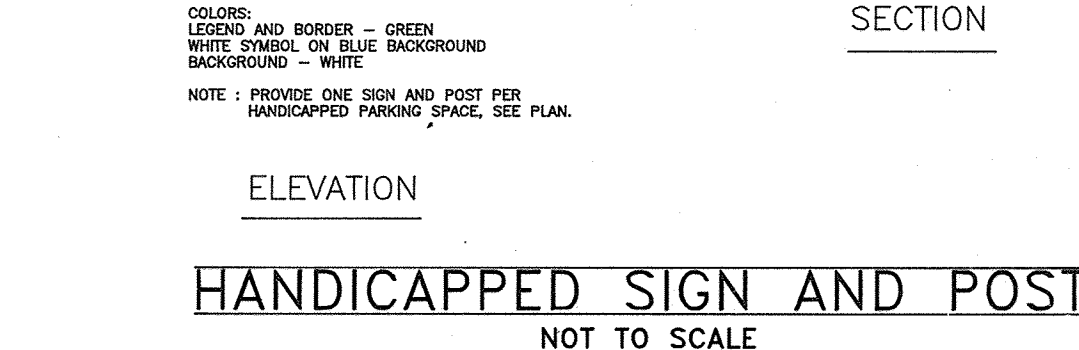
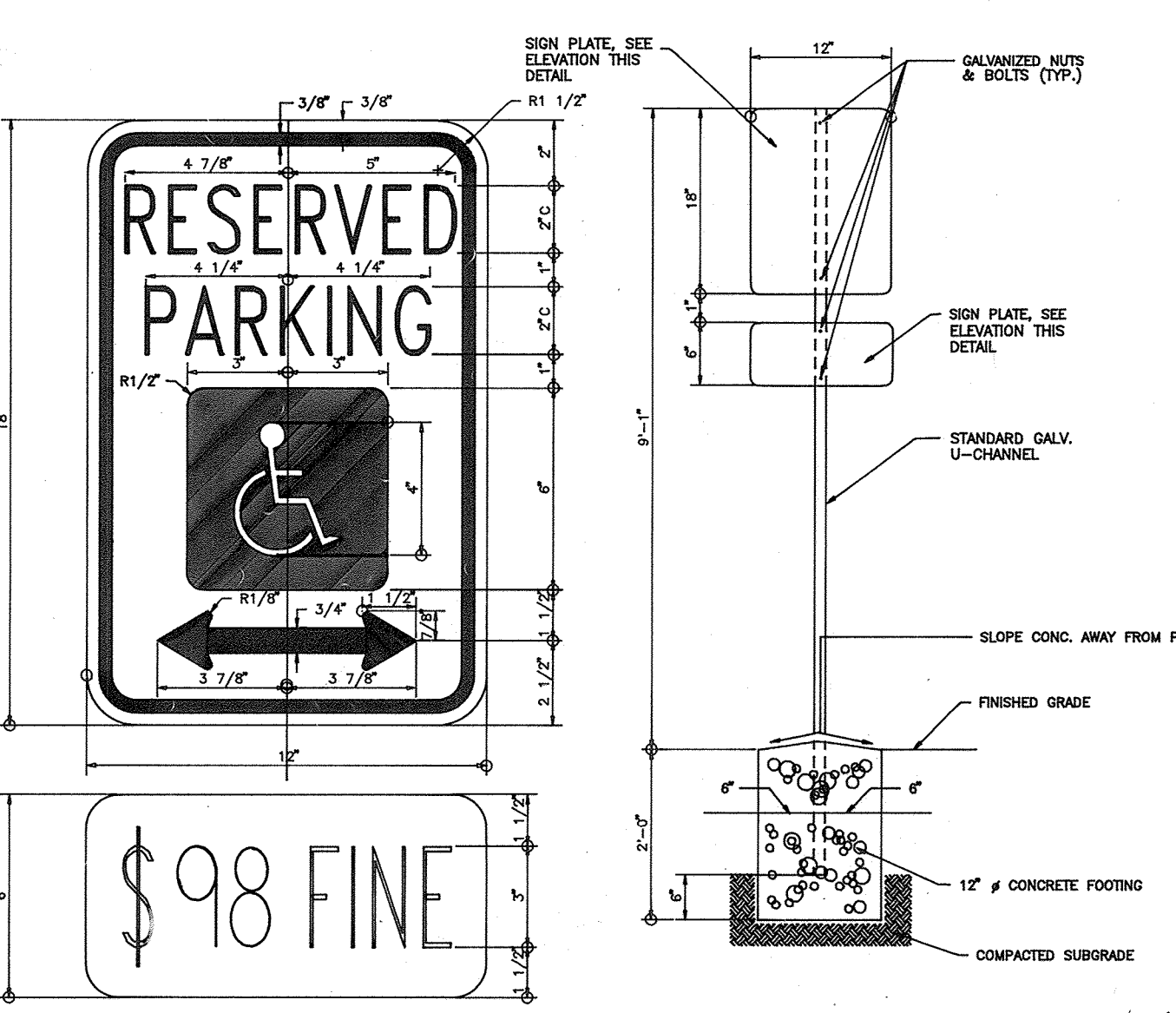
MONOLITHIC CURB & SIDEWALK PRIVATE PARKING AREA

(Not To Scale)



* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB AND GUTTER.

CURB DETAIL



TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

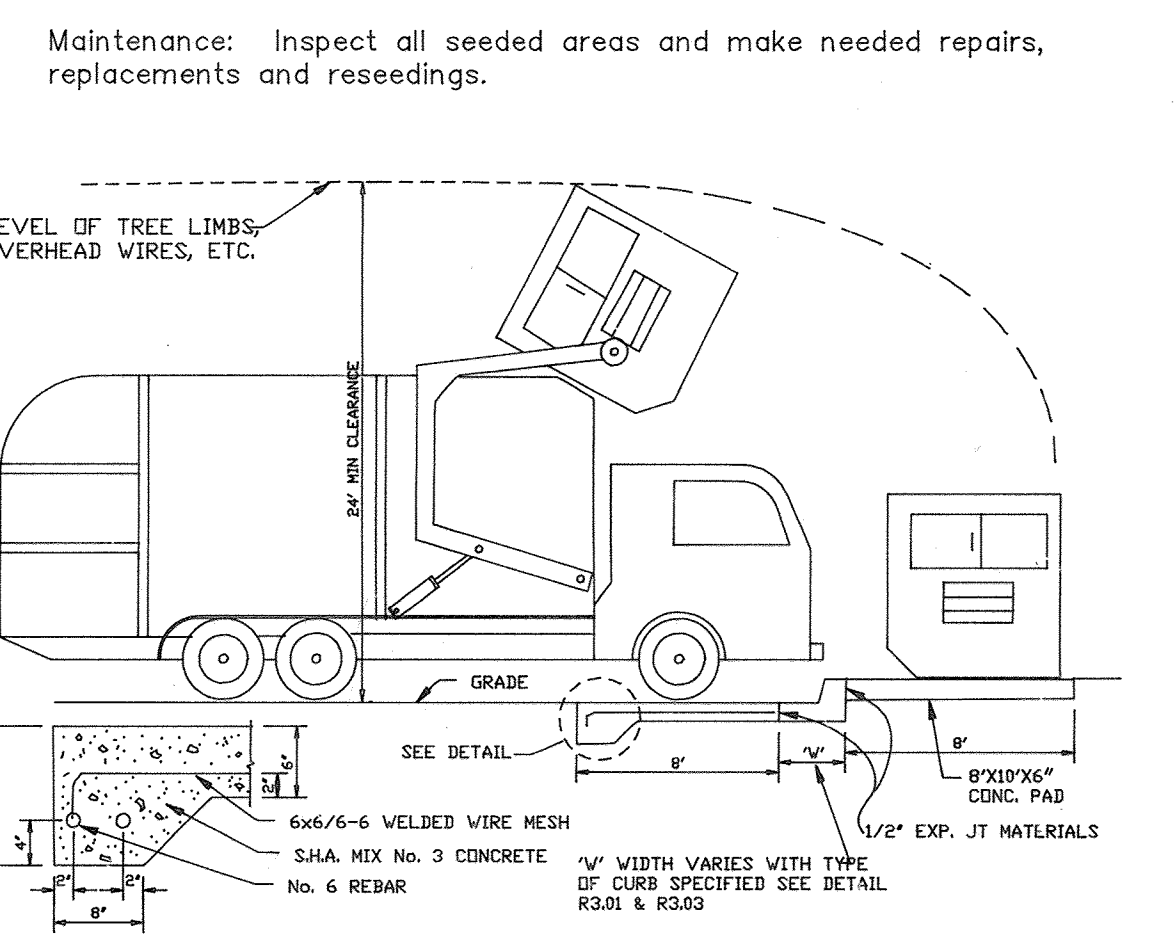
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



SOLID WASTE SERVICE PAD

ADDITION TO THE ELKRIDGE VOLUNTEER FIRE STATION

Reviewed for Howard Soil Conservation District and meets technical requirements.

J. M. Washburn 10/21/93
SOIL CONSERVATION SERVICE

This development is approved soil erosion and sediment control by the Howard Soil Conservation District.

John R. Reuter 10/21/93
SOIL CONSERVATION DISTRICT

DEVELOPERS CERTIFICATE

I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certification of attendance at a Maryland Department of Environment approved training program for the periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Nicholas Cellini V.P. 1/19/93
Developer Date

ENGINEER CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

[Signature] 3/20/93
Engineer Date

DATE	REVISION	BY
3-11-2019	CHANGE THE OWNER/DEVELOPER AND THE PROJECT NAME	JCV

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 11-29-93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 11/5/93
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

[Signature] 10/27/93
DIRECTOR DATE

[Signature] 10/26/93
CHIEF BUREAU OF ENGINEERING DATE

TITLE: **SEDIMENT CONTROL AND SITE DETAILS**

PROJECT: **GRACE CHINESE CHRISTIAN CHURCH**

LOCATION: **1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND**

SCALE: NOT TO SCALE

DESIGNED BY: JJB

DRAWN BY: JCO

CHECKED BY: [Blank]

DATE: SEPT 1993

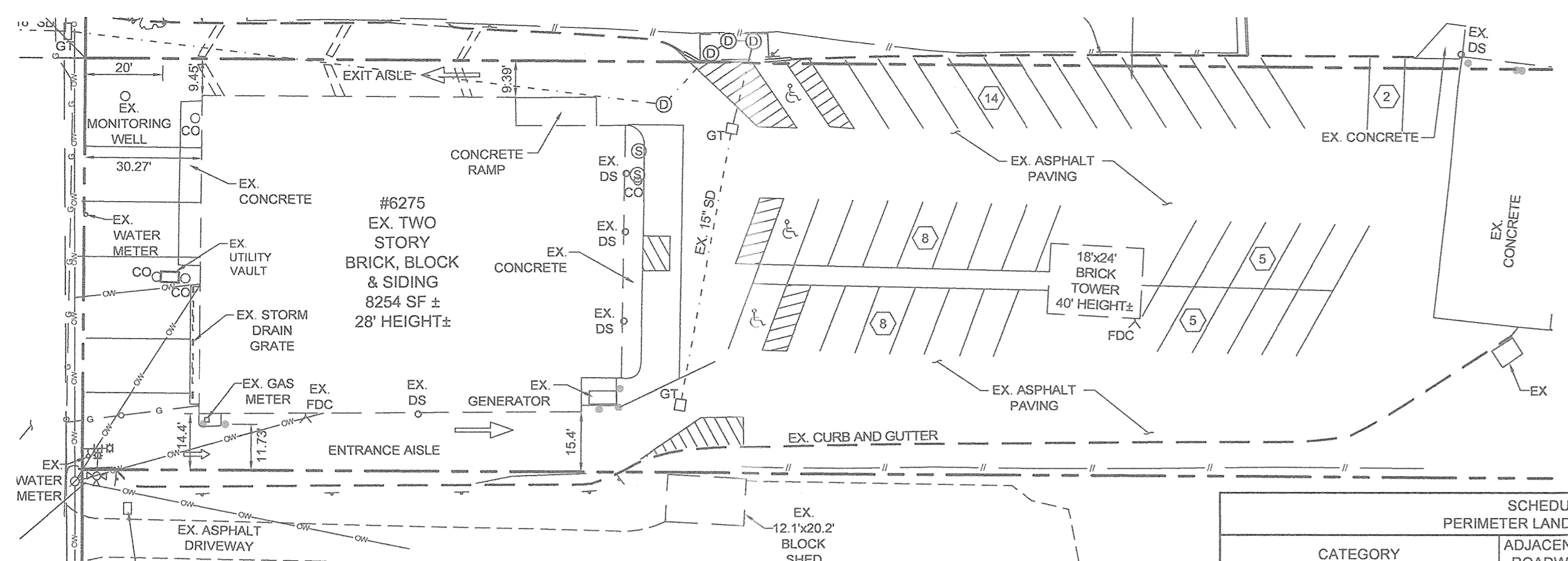
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PAGE No: [Blank]

JOB No: 92124

DRAWING No: 5 OF 6

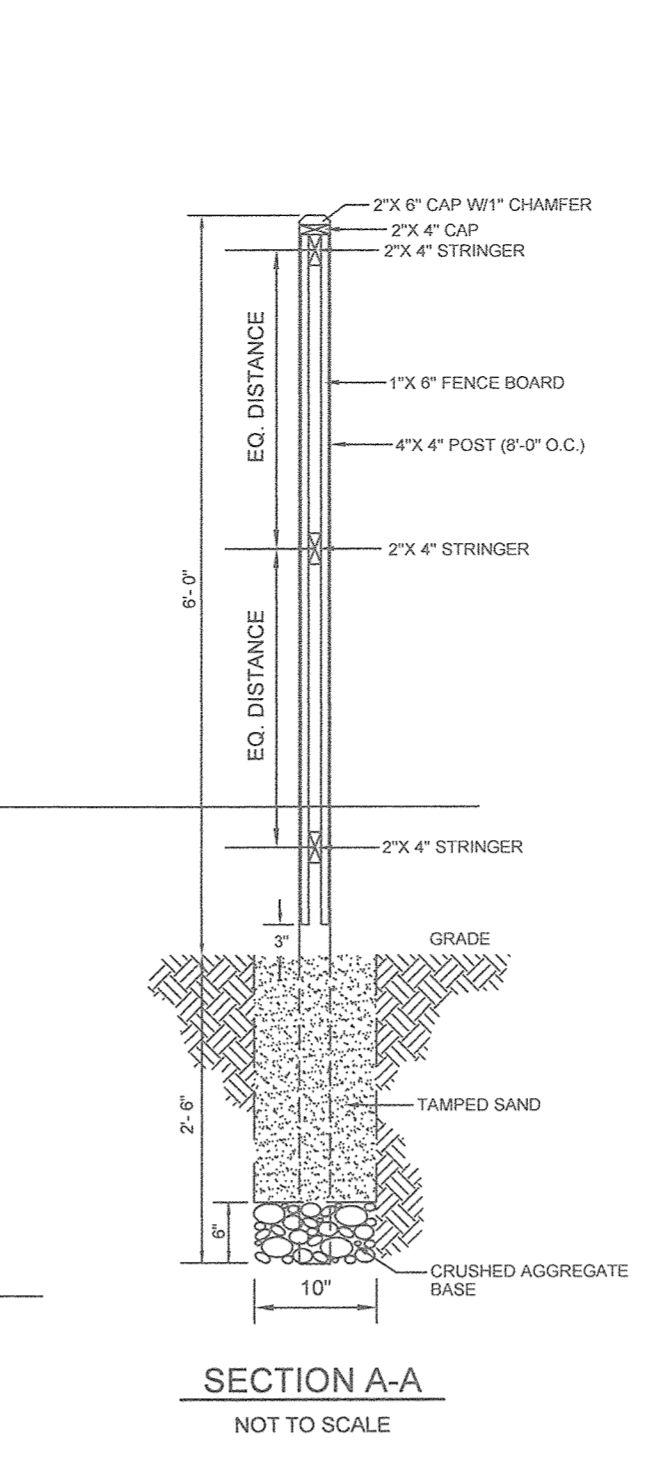
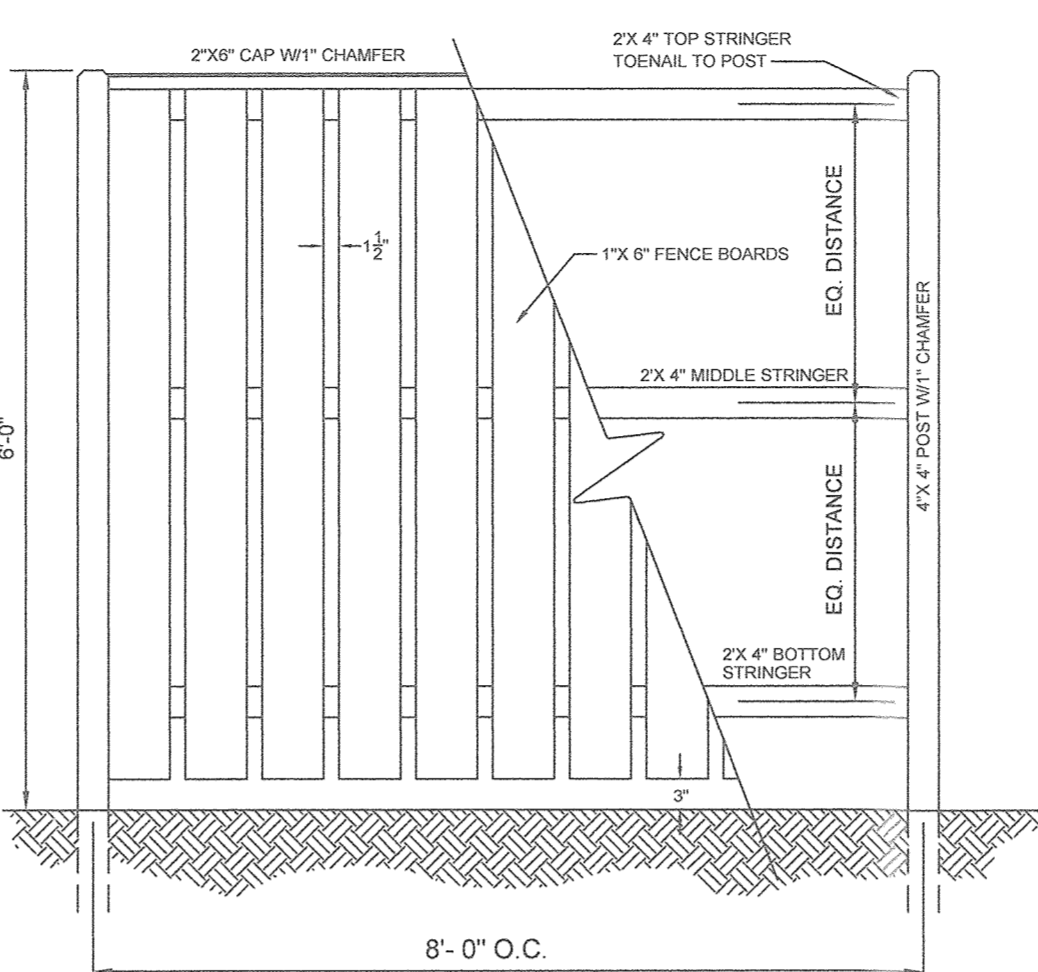
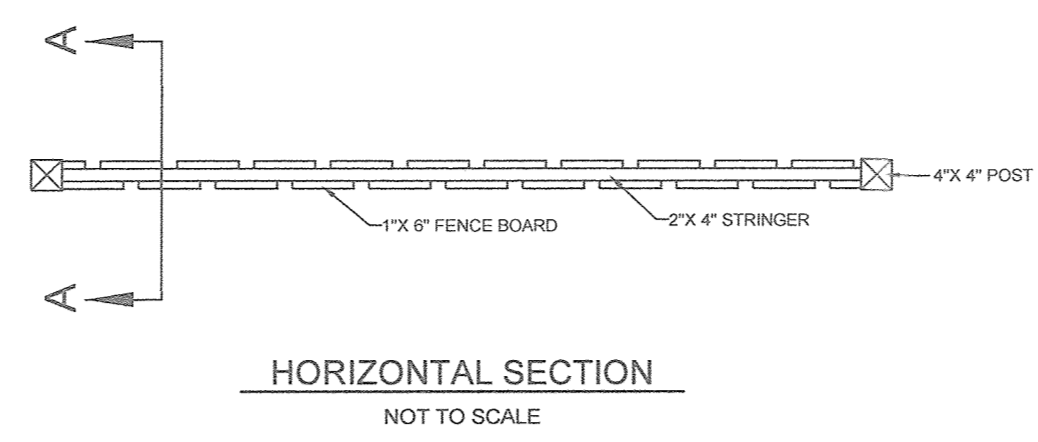
Boender Associates
ENGINEERS • PLANNERS • SURVEYORS
3230 BETHANY LANE
ELLCOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966



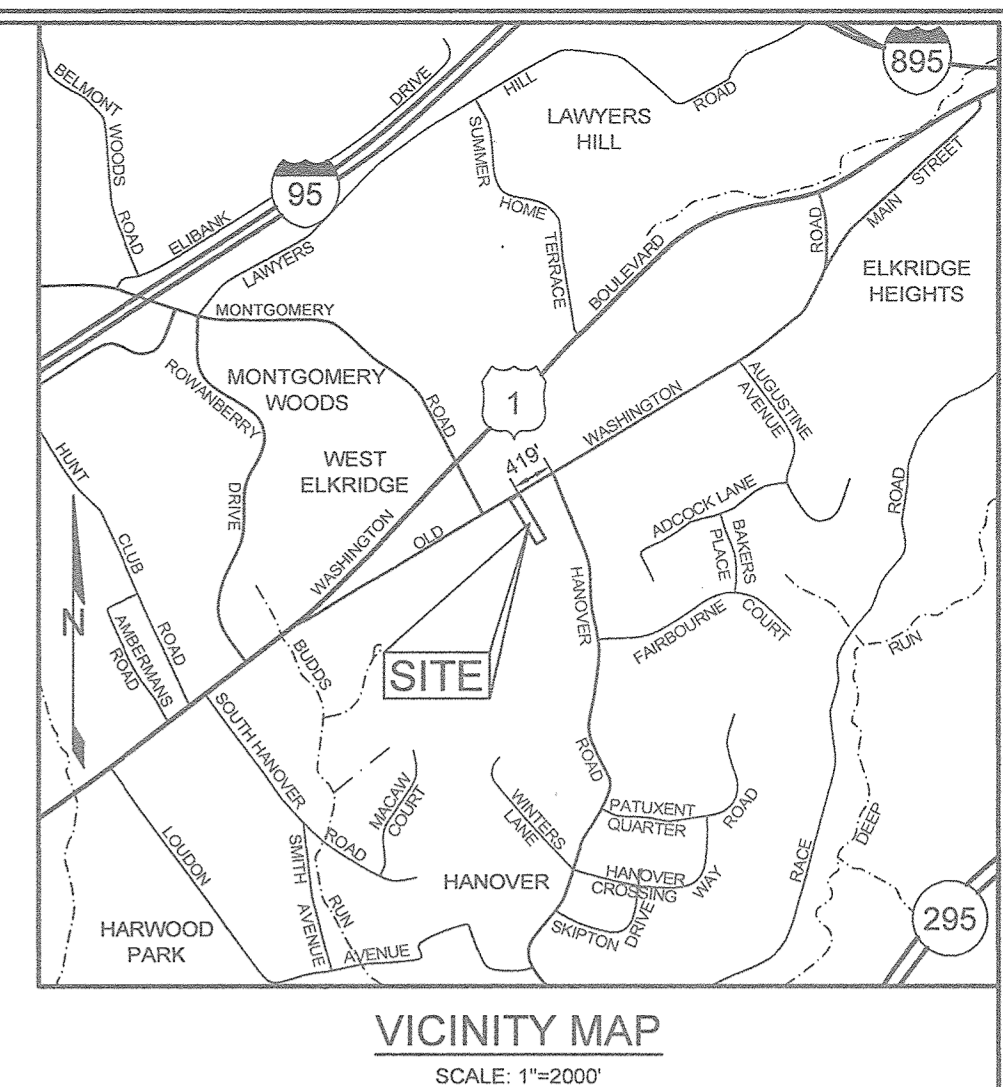
EXISTING PARKING CONDITIONS
SCALE: 1"=30'

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE	
	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE		
LINEAR FEET OF ROADWAY	105 (B)	1183 (A)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES (1)
REMAINING PERIMETER LENGTH (YES, NO, LINEAR FEET)	105LF	960LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	YES
REMAINING PERIMETER LENGTH		520LF
NUMBER OF PLANTS REQUIRED		440LF
SHADE TREES	150+3	160+8
EVERGREEN TREES	140+3	-
SHRUBS	SEE NOTE 1	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	150+0	160+11
EVERGREEN TREES	140+0	33
SHRUBS	-	-

1. DUE TO EXISTING CONDITIONS, REQUIRED PLANTINGS FOR PERIMETER 1 (3 SHADE TREES AND 3 EVERGREEN TREES) ARE RELOCATED AT PERIMETER 2.



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - DIRECTION OF FLOW
 - EXISTING TRELLINE
 - PROPOSED TRAFFIC FLOW ARROW
 - EXISTING PAINTED FLOW ARROW
 - EXISTING BOLLARD
 - EXISTING DOWNSPOUT
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN GRATE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING SIGN
 - EXISTING METAL POST
 - EXISTING METAL FENCE
 - EXISTING WOOD FENCE
 - PROPOSED FENCE (SEE DETAIL THIS SHEET)
 - EXISTING FIRE DEPARTMENT CONNECTION
 - RECORDED BEARING & DISTANCE
 - MEASURED BEARING & DISTANCE



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

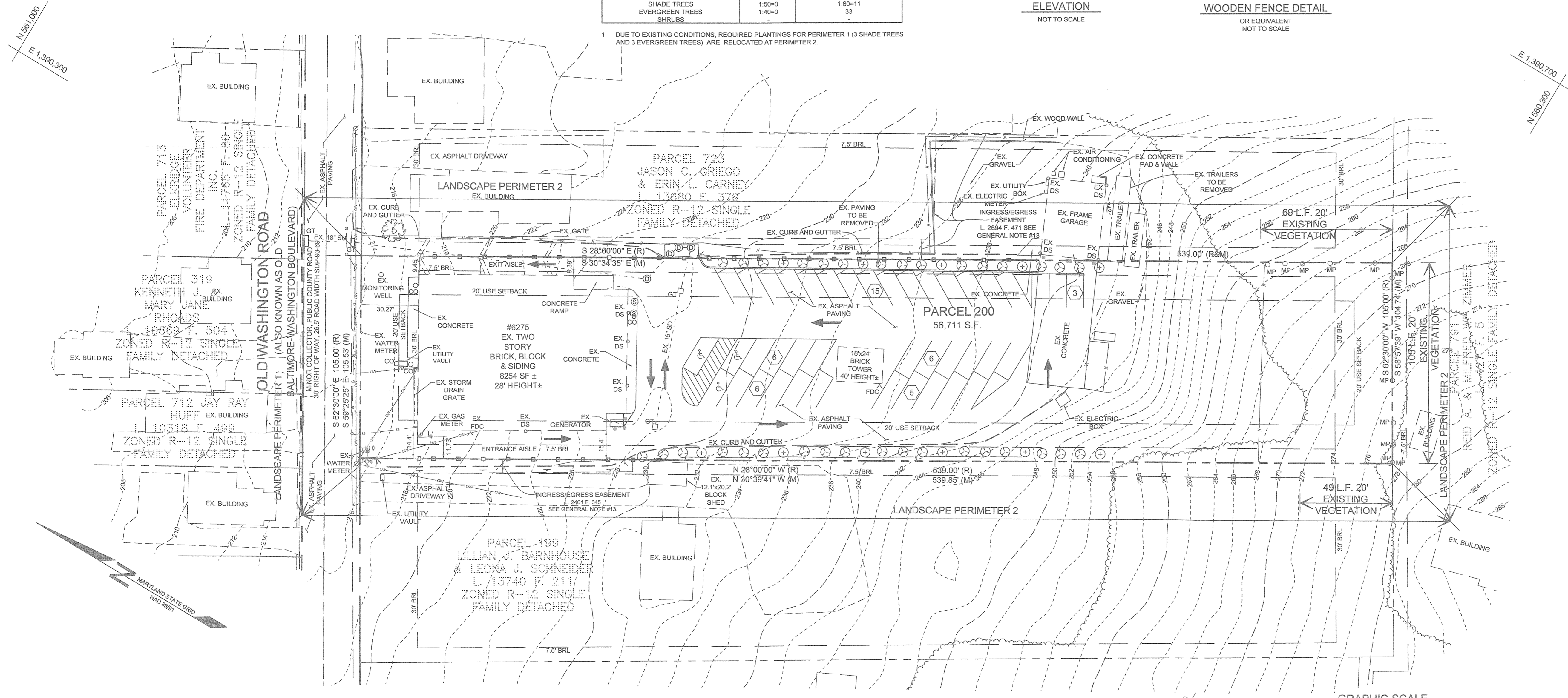
- SUBJECT PROPERTY ZONED R-12 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 6275 OLD WASHINGTON ROAD.
- PROPERTY AREA: 1.37 AC ±.
- LOT COVERAGE: MAXIMUM ALLOWED: 13,188 (25%) EXISTING: 8,975 SF ± (16% ±)
- REFERENCE: LIBER 2331 FOLIO 812.
- THE BOUNDARY AND PLANIMETRIC DATA SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES IN NOVEMBER 2017, WITH ADDITIONAL SURVEY DATA ADDED IN FEBRUARY 2018.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS DATA FLOWN IN 2011.
- ON MARCH 28, 2018, A DESIGN MANUAL WAIVER WAS GRANTED TO REDUCE THE NORTHEAST DRIVE AISLE WIDTH TO 9' AND THE SOUTHWEST DRIVE AISLE WIDTH TO 11'. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,550 (\$3,300 FOR THE REQUIRED ELEVEN (11) SHADE TREES AND \$1,250 FOR THE NINE (9) EVERGREEN FROM SCHEDULES A AND B).
- THE EXISTING BUILDING IS IN THE BUILDING RESTRICTION LINES (BRL) AND NO ADDITIONS TO THE BUILDING MAY BE MADE INTO THESE BRL'S WITHOUT THE DEPARTMENT OF PLANNING AND ZONING APPROVAL.
- ON JANUARY 29, 2019, THE DECISION AND ORDER, BA 18-021CAV WAS GRANTED BY THE BOARD OF APPEALS FOR THE MEETING THAT WAS HEARD ON NOVEMBER 6, 2018. IT WAS ORDERED THAT THE PETITION AND REVISED PLAN DATED SEPTEMBER 7, 2018 OF GRACE CHINESE CHRISTIAN CHURCH FOR A CONDITIONAL USE FOR RELIGIOUS FACILITIES, STRUCTURES AND LAND USED PRIMARILY FOR RELIGIOUS ACTIVITIES AND VARIANCES TO REDUCE THE 20-FOOT SIDE SETBACK FROM LOT LINES FOR USES OTHER THAN STRUCTURES TO 0 FEET FOR THE EXISTING DRIVE AISLES AND PARKING ALONG THE NORTHEAST AND SOUTHWEST PROPERTY LINES IN AN R-12 (RESIDENTIAL, SINGLE) ZONING DISTRICT IS GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL SAW CUT THE EXISTING ASPHALT AT THE PROPERTY LINE OF PARCEL 199.
 - THE PETITIONER SHALL EXTEND THE SIX-FOOT TALL WOOD PRIVACY FENCE ON THE NORTHEAST PROPERTY LINE TO WITHIN 2 FEET OF EXISTING GARAGE BUILDING ON PARCEL 725.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
- THE EXISTING TOWER THAT WAS USED BY THE FIRE STATION AS A TRAINING STRUCTURE HAS BEEN DETERMINED BY HOWARD COUNTY TO BE AN EXISTING NON-COMPLYING STRUCTURE. BA 18-021 INDICATES THAT THE TOWER IS NOT BEING USED BY THE CHURCH AS PART OF THEIR CONDITIONAL USE FOR RELIGIOUS FACILITIES.
- THE EXISTING INGRESS AND EGRESS EASEMENTS SHOWN UNDER LIBER 2461 FOLIO 345 AND LIBER 2894 FOLIO 471 SHALL BE TERMINATED AT SUCH TIME THAT THIS SITE'S USE CHANGES TO ANYTHING OTHER THAN A FIRE DEPARTMENT AND/OR PUBLIC SAFETY FACILITY.
- THIS SITE IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER DEPARTMENT OF PLANNING AND ZONING POLICY MEMO DATED DECEMBER 1, 2015 "FOREST CONSERVATION PROGRAM CHANGE FOR PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE, EFFECTIVE DECEMBER 1, 2015, MARYLAND'S FOREST PRESERVATION ACT OF 2013 (STATE HOUSE BILL NO. 706) WHICH STATES THAT PREVIOUSLY DEVELOPED AREAS COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FINDING AREA ARE EXEMPT.

SITE TABULATION

- TOTAL SITE: 1.37 AC ±
- EXISTING USE: FIRE STATION
- PROPOSED USE: RELIGIOUS FACILITY
- ASSEMBLY AREA SIZE: 2,945 SF
- PARKING:
 - REQUIRED SPACES: RELIGIOUS FACILITY = 10 SPACES PER 1,000 SF OF ASSEMBLY AREA. 2,945 SF / 1,000 X 10 = 30 SPACES
 - EXISTING SPACES: 41 SPACES, INCLUDING 3 HANDICAP SPACES.

THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO SHOW EXISTING CONDITIONS AND THE MOST RECENT SITE CONDITIONS PER THE DATE OF THIS SHEET.

OWNER/DEVELOPER
GRACE CHINESE CHRISTIAN CHURCH
C/O HONG GAO
4417 DORADO DRIVE
ELLICOTT CITY, MD 21043
ANDREGAOY@YAHOO.COM



PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FEET

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3-15-19
 CHIEF, DIVISION OF LAND DEVELOPMENT

 DATE: 3-15-19
 DIRECTOR
 DATE: 3-30-19

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	41
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROVIDED (SHADE TREES	0
OTHER TREES (2:1 SUBSTITUTION)	6

1. THE PARKING LOT IS EXISTING. A 2:1 SUBSTITUTION FOR THE THREE REQUIRED SHADE TREES IS BEING MADE WITH 6 EVERGREEN TREES TO BE PLANTED AT PERIMETER 2.

LANDSCAPE PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
(+)	11	CARPINUS BETULUS	UPRIGHT EUROPEAN HORNBEEAM	6'-7' HGT.	B & B
(+)	33	THUJA OCCIDENTALIS "SMARAGD"	EMERALD GREEN ARBORVITAE	5'-5' HGT.	B & B

NOTE: ELEVEN (11) SHADE TREES AND NINE (9) EVERGREEN TREES ARE REQUIRED. THE REMAINING TREES ARE NOT REQUIRED, AND THEREFORE ARE NOT SUBJECT TO SURETY.

REVISED SITE DEVELOPMENT PLAN
GRACE CHINESE CHRISTIAN CHURCH
 6275 OLD WASHINGTON ROAD
 TAX MAP 38 GRID 8
 1ST ELECTION DISTRICT
 PARCEL 200
 HOWARD COUNTY, MARYLAND

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: MARCH 8, 2019
 PROJECT #: 17-056
 SHEET #: 6 of 6

SILL ENGINEERING GROUP, LLC
 11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30225, EXPIRATION DATE: JUNE 20, 2019